



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/3/2026 1:12:59 AM

General Details							
Parcel ID:	690-0010-04400						
Document:	Abstract - 01445370						
Document Date:	05/31/2022						
Legal Description Details							
Plat Name:	UNORGANIZED 56-17						
	Section	Township	Range	Lot	Block		
	27	56	17	-	-		
Description:	SE1/4 OF NE1/4 EX HWY R/W & EX SLY 660 F						
Taxpayer Details							
Taxpayer Name	COCHRAN ADAM & HALLS HAYLEY						
and Address:	2657 AUTUMN DR EVELETH MN 55734						
Owner Details							
Owner Name	COCHRAN ADAM						
Owner Name	HALLS HAYLEY						
Payable 2026 Tax Summary							
	2026 - Net Tax						\$4,929.00
	2026 - Special Assessments						\$85.00
	2026 - Total Tax & Special Assessments						\$5,014.00
Current Tax Due (as of 4/2/2026)							
	Due May 15		Due October 15		Total Due		
	2026 - 1st Half Tax	\$2,507.00	2026 - 2nd Half Tax	\$2,507.00	2026 - 1st Half Tax Due	\$2,507.00	
	2026 - 1st Half Tax Paid	\$0.00	2026 - 2nd Half Tax Paid	\$0.00	2026 - 2nd Half Tax Due	\$2,507.00	
	2026 - 1st Half Due	\$2,507.00	2026 - 2nd Half Due	\$2,507.00	2026 - Total Due	\$5,014.00	
Parcel Details							
Property Address:	2657 AUTUMN DR, EVELETH MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	COCHRAN, ADAM B/ HALLS, HAYLEY						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$80,800	\$453,100	\$533,900	\$0	\$0	-
	Total:	\$80,800	\$453,100	\$533,900	\$0	\$0	5424



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Land Details

Deeded Acres:	20.81
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	W - DRILLED WELL
Gas Code & Desc:	-
Sewer Code & Desc:	S - ON-SITE SANITARY SYSTEM
Lot Width:	0.00
Lot Depth:	0.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (RESIDENCE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
HOUSE	2004	1,936	1,936	AVG Quality / 1936 Ft ²	RAM - RAMBL/RNCH		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	0	0	44	WALKOUT BASEMENT
		BAS	1	0	0	84	WALKOUT BASEMENT
		BAS	1	12	28	336	WALKOUT BASEMENT
		BAS	1	32	46	1,472	WALKOUT BASEMENT
		DK	1	0	0	356	POST ON GROUND
		OP	0	0	0	260	POST ON GROUND
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC		
3.0 BATHS	4 BEDROOMS	-		0	C&AC&EXCH, ELECTRIC		

Improvement 2 Details (ATT GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
GARAGE	2004	672	840	-	ATTACHED		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1.2	8	12	96	FOUNDATION
		BAS	1.2	24	24	576	FOUNDATION

Improvement 3 Details (ST/LT)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.		
STORAGE BUILDING	0	1,000	1,000	-	-		
		Segment	Story	Width	Length	Area	Foundation
		BAS	1	25	40	1,000	POST ON GROUND
		LT	1	11	40	440	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
05/2022	\$509,400 (This is part of a multi parcel sale.)	249411
07/2020	\$298,900 (This is part of a multi parcel sale.)	237970
11/1998	\$11,000 (This is part of a multi parcel sale.)	125460



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2025 Payable 2026	201	\$80,800	\$453,100	\$533,900	\$0	\$0	-
	Total	\$80,800	\$453,100	\$533,900	\$0	\$0	5,424.00
2024 Payable 2025	201	\$72,600	\$392,600	\$465,200	\$0	\$0	-
	Total	\$72,600	\$392,600	\$465,200	\$0	\$0	4,605.00
2023 Payable 2024	201	\$65,200	\$392,600	\$457,800	\$0	\$0	-
	Total	\$65,200	\$392,600	\$457,800	\$0	\$0	4,578.00
2022 Payable 2023	201	\$55,700	\$340,600	\$396,300	\$0	\$0	-
	Total	\$55,700	\$340,600	\$396,300	\$0	\$0	3,947.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2025	\$3,919.00	\$85.00	\$4,004.00	\$71,869	\$388,649	\$460,518	
2024	\$4,317.00	\$85.00	\$4,402.00	\$65,200	\$392,600	\$457,800	
2023	\$3,967.00	\$85.00	\$4,052.00	\$55,479	\$339,248	\$394,727	

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